

**1 OCTOBER 1998**



**Civil Engineering**

**AIR INSTALLATION COMPATIBLE USE ZONE  
PROGRAM**

**COMPLIANCE WITH THIS PUBLICATION IS MANDATORY**

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OPR: HQ USAF/CEVP (Mr John Baie)  
Supersedes AFI 32-7063, 31 March 1994.

Certified by: HQ USAF/CEV (Col Peter Walsh)  
Pages: 17  
Distribution: F

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This instruction implements AFI 32-70, *Environmental Quality*, by identifying the requirements to develop, implement, and maintain the Air Installation Compatible Use Zone (AICUZ) program. It also implements Department of Defense (DoD) Instruction 4165.57, *Air Installations Compatible Use Zones*, November 8, 1977. It applies to all Air Force installations with active runways located in the United States and its territories, including government-owned, contractor-operated facilities, except those installations exempted under this instruction. Major command (MAJCOM) civil engineers (CE), at their discretion, may apply the AICUZ program, in whole or part, to overseas installations according to host country agreements or specific requests.

This instruction interfaces with AFI 32-7061, *Environmental Impact Analysis Process* (formerly AFR 19-2), and AFI 32-7062, *Base Comprehensive Planning* (formerly AFR 86-4).

**SUMMARY OF REVISIONS**

I This interim change (IC) 98-1 prescribes new AF Forms 3997, 3998, 3999, 4000, 4001, 4002, 4003, and 4004. These forms are illustrated in AFH 32-7084, AICUZ Program Manager's Guide.

## Chapter 1

### HOW TO USE THIS INSTRUCTION

**1.1. Background.** The procedures in this instruction are essential to develop, implement, and maintain an AICUZ program in compliance with all applicable Federal, state, and local standards.

1.1.1. Office of Management and Budget, Federal Management Circular 75-2, *Compatible Land Uses at Federal Airfields*, provides the basis for this instruction. This circular requires federal agencies operating airfields to work with local, regional, state, and other federal officials on compatible land use planning. It requires other federal agencies to ensure their programs serve to foster compatible land use according to plans (such as AICUZ) developed by the federal agency operating an airfield.

1.1.2. DoD Instruction 4165.57 implements the circular and requires the military departments to develop, implement, and maintain an AICUZ program for each installation. Military departments must develop and update as necessary AICUZ studies which contain an analysis of land use compatibility problems and potential solutions. This DoD Instruction also:

1.1.2.1. Sets forth DoD policy on achieving compatible use of public and private lands in the vicinity of military airfields.

1.1.2.2. Defines:

- Required restrictions on the uses and heights of natural and manmade objects in the vicinity of air installations to provide for safety of flight and to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents.
- Desirable restrictions on land use to ensure its compatibility with characteristics, including noise, of air installation operations.

1.1.2.3. Describes the procedures by which the AICUZ program is defined.

1.1.2.4. Provides policy on the extent of government interest in real property within these zones which is retained or acquired to protect the operational capability of active military airfields (subject in each case to the availability of required authorizations and appropriations).

## 1.2. Concept:

1.2.1. This instruction is not intended to duplicate Federal, state, and local standards but is intended to provide MAJCOMs and installations with a framework to comply with these requirements according to AFPD 32-70.

1.2.2. MAJCOMs provide additional implementing guidance in their supplemental publication(s) to this instruction. The MAJCOM supplement must identify the specific offices which have implementing responsibility and include any implementing guidance needed to comply with this instruction.

1.2.3. The AICUZ program objectives are to:

- Assist local, regional, state, and federal officials in protecting and promoting the public health, safety, and welfare by promoting compatible development within the AICUZ area of influence.

- Protect Air Force operational capability from the effects of land use which are incompatible with aircraft operations.

### **1.3. Responsibilities:**

#### **1.3.1. The Assistant Secretary of the Air Force for Manpower, Reserve Affairs, Installations, and Environment (SAF/MI):**

- Provides policy oversight for the AICUZ program.

#### **1.3.2. Headquarters United States Air Force (HQ USAF) Responsibilities:**

##### **1.3.2.1. The Civil Engineer (HQ USAF/CE):**

- Oversees AICUZ program execution.
- Develops and interprets policy.
- Monitors policies, plans, programs, and projects of other federal agencies at headquarters level that may affect the AICUZ policies and procedures.
- Advocates for resources required to support the AICUZ program.

**1.3.2.2. The Judge Advocate General (HQ USAF/JA).** HQ USAF/JA through the Air Force Legal Services Agency, Environmental Law and Litigation Division (AFLSA/JACE), provides legal advice on all aspects of the AICUZ program. Through AFLSA/JACE legal staff at each Regional Compliance Office, provides legal advice on region-specific matters relating to AICUZ programs.

#### **1.3.3. Field Operating Agency Responsibilities:**

##### **1.3.3.1. Air Force Center for Environmental Excellence Regional Compliance Offices (AFCEE RCO).** AFCEE RCO will:

- Monitor the activities, plans, programs, and projects of state legislatures and state and federal regional agencies that may affect land use within the AICUZ.
- Inform these agencies of the general AICUZ program recommendations.
- Take formal positions (in writing or through testimony in meetings or hearings) as required, following coordination with HQ USAF/CEV, AFCEE/DG, and the affected MAJCOM/CE.

##### **1.3.3.2. Air Force Center for Environmental Excellence/Design Group (AFCEE/DG).**

AFCEE/DG in order to support and monitor the AICUZ program, will:

- Maintain the central archive for all information processed through the computer programs for AICUZ studies, and other noise-related programming.
- Maintain an official historical and current AICUZ study library for all installations.
- Provide technical assistance, quality assurance, data manipulation, and retrieval functions for HQ USAF/CEV, AFCEE RCO, MAJCOM/CE, and the installations, as requested.
- Inform MAJCOM/CEs of all actions involving installations under their command for which other parties have requested information and/or assistance.
- Provide AICUZ training and inform MAJCOM/CEs of current changes in the AICUZ program and all associated computer programs.

#### 1.3.4. MAJCOM Responsibilities:

1.3.4.1. Broad responsibilities are assigned only to MAJCOM two-letter office functional areas to allow flexibility at each MAJCOM for implementing this instruction. All references to MAJCOMs in this instruction include the Headquarters Air Force Reserve (HQ AFRES), the Air National Guard Readiness Center (ANGRC) and other agencies designated as "MAJCOM equivalent" by HQ USAF.

1.3.4.2. Each MAJCOM/CE establishes and maintains an AICUZ program at each installation with an active runway. The AICUZ program must include full, continuous representative participation from installation civil engineering, operations, air traffic control, public affairs, legal, safety, maintenance, comptroller, bioenvironmental engineering, weather, and other appropriate functional areas. The installation Environmental Protection Committee (EPC) coordinates involvement. MAJCOM may delegate responsibilities described in this instruction to installations, with the exception of MAJCOM approval, waiver, and exemption authorities.

1.3.4.3. The Air Force conducts the AICUZ program on a continuing basis through six phases:

- Phase I:** MAJCOM/CE gathers, updates, and analyzes installation AICUZ data, and certifies data accuracy.
- Phase II:** MAJCOM/CE reviews and validates data.
- Phase III:** At the discretion of the MAJCOM/CE, AFCEE/DG, a contractor, or the MAJCOM/CE staff prepares draft noise contour maps for MAJCOM/CE approval. The MAJCOM/CE conducts technical review. AFCEE/DG will perform the MAJCOM/CE technical review upon MAJCOM/CE request, but the MAJCOM/CE will provide AFCEE/DG all data related to contour map development in support of AFCEE/DG functions described in [1.3.3.2](#), paragraph 1.3.3.2. After MAJCOM/CE completes all corrections, the map preparers complete final AICUZ maps. Once the map preparers finalize the maps, they forward a copy of all information used in the generation of the noise contours to AFCEE/DG for filing in the central archive.
- Phase IV:** At the discretion of the MAJCOM/CE, AFCEE/DG, a contractor, or the MAJCOM/CE prepares and updates the installation AICUZ study or amendment, the implementation and maintenance plan, and the citizens brochure. The MAJCOM/CE approves each document, after technical review. At MAJCOM/CE request, AFCEE/DG provides assistance.
- Phase V:** MAJCOM/CE releases the installation AICUZ update study in a public meeting with local and areawide officials. HQ USAF/CEV coordinates with the congressional delegations (before public release) and federal officials (after public release) in Washington, D.C. The appropriate AFCEE RCO coordinates the study with federal regional offices after public release. The MAJCOM/CE ensures coordination of the study with the Executive Order (EO) 12372, *Interagency Review of Federal Programs*, state single point of contact immediately after public release.
- Phase VI:** In the AICUZ implementation and maintenance process, the MAJCOM/CE ensures the Air Force takes an active part in local and areawide planning and participates through the EO 12372 state single point of contact (SPOC) coordination process; the AFCEE/RCO works federal regional coordination processes; and HQ USAF/CEV maintains interagency coordination with federal officials in Washington, D.C.

### 1.3.5. Phase I - Data Gathering, Updating, and Analyzing:

**1.3.5.1. General.** Each MAJCOM/CE and Director of Operations (MAJCOM/DO) reviews AICUZ aircraft operational and maintenance data at least every 2 years or as part of an Environmental Impact Analysis Process (EIAP) evaluation (per AFPD 32-70, AFI 32-7061, *Environmental Impact Analysis Process* (formerly AFR 19-2), AFI 13-201, *US Air Force Airspace Management* (formerly AFRs 55-2 and 55-34), and AFI 13-213, *Airfield Management* (formerly AFR 55-48), to determine the need for an AICUZ update. Should the noise exposure for aircraft operations result in a change of Day-Night Average Sound Level (DNL) of 2 decibels (dBs) or more as compared to the noise contour map (in the last publicly released AICUZ study) for any noise sensitive area, MAJCOM/CE initiates AICUZ updating actions. The AICUZ Handbook, a guidance document for the AICUZ Program, describes all data collection procedures. By 1 July, each even year, MAJCOM/CE sends AFCEE/DG an AICUZ status update and review schedule for the next 24 months for each installation having an AICUZ requirement. The MAJCOM/CE meets this requirement by responding to the *Biennial AICUZ Status Survey* (RCS: HAF-CEV[B.E.]9426), called by AFCEE/DG. The MAJCOM/CE must obtain either updated installation aircraft operational and maintenance data or an installation's statement that the data used for the current published AICUZ study or amendment is still valid (installation EPC coordination is needed). MAJCOM/CE sends AFCEE/DG updated operational and maintenance data or MAJCOM/CE endorsed data validity statements from the installations. MAJCOM/CE fully evaluates all proposed operational and maintenance changes through the EIAP prior to implementation under AFPD 32-70, AFI 32-7061, AFI 13-201, and AFI 13-213. The AICUZ Handbook contains general guidance for assessing operational and maintenance data, and the necessity for further evaluation and possible rerun of Phase III AICUZ maps.

**1.3.5.2. MAJCOM/CE.** Will accomplish the following actions at each installation with an AICUZ requirement:

1.3.5.2.1. Manage the review, analysis, and validation of AICUZ data as well as any waivers/exemptions of or to the AICUZ requirement every 2 years, or more frequently as required.

1.3.5.2.2. Consolidate and send AFCEE/DG updated operational and maintenance data.

1.3.5.2.3. Update the AICUZ file and historical documentation (because of litigation requirements, retaining AICUZ files indefinitely is necessary [AFMAN 37-139, *Records Disposition--Standards*, formerly AFR 4-50, volume 2, applies]).

1.3.5.2.4. Update the following land use descriptions or analyses according to the AICUZ Handbook:

- Existing land use.
- Future land use.
- Existing zoning.
- Planned developments.
- Incompatible land use.

**NOTE:**

The above land use descriptions are based on an analysis of all projects that affect land use in the AICUZ. They contain existing land use, existing zoning, and proposed land use plans that identify existing and anticipated compatible and incompatible land uses.

**1.3.5.3. MAJCOM Operations.** Will accomplish the following actions at each installation with an AICUZ requirement:

- Update aircraft operational data and provide the data to the Base CE, according to AFI 13-201 and the AICUZ Handbook; coordinate information through the installation EPC.
- Per MAJCOM/CE request, coordinate all AICUZ matters affecting airspace use with the Air Force representative to the Federal Aviation Administration Regional Office.
- Update the maintenance data relative to flight line engine runups according to the AICUZ Handbook and provide it to the Base CE.
- Evaluate all proposed operational and flight line maintenance changes through the EIAP according to the procedures and requirements of AFD 32-70, AFI 32-7061, AFI 13-201, and AFI 13-213; coordinate the evaluation through the installation EPC and the MAJCOM/CE.

**1.3.5.4. MAJCOM Logistics.** Will accomplish the following actions at each installation with an AICUZ requirement:

- Update maintenance data from engine test cells according to the AICUZ Handbook and provide it to the Base CE.
- Evaluate all proposed test cell and test stand maintenance changes through the EIAP according to the procedures and requirements of AFD 32-70 and AFI 32-7061. Coordinate the evaluation through the installation EPC and the Base CE.

**1.3.5.5. MAJCOM Safety Office.** Identifies all safety considerations to the MAJCOM operations for analysis of operational changes.

**1.3.5.6. MAJCOM Bioenvironmental Engineer.** Assists in evaluating specific noise events at each installation as required.

**1.3.5.7. MAJCOM Weather Office.** Provides meteorological data to MAJCOM operations for analysis of operational changes, and to the Base CE as needed.

**1.3.5.8. MAJCOM Judge Advocate.** Accomplishes the following actions at each installation. Update the following descriptions and analyses according to the AICUZ Handbook:

- State land use related legislation.
- Local ordinances.
- Legal (court) decisions.
- Legal descriptions (land).

**1.3.5.9. MAJCOM Public Affairs Office.** Will accomplish the following actions at each installation. Serve as a focal point for working with local media and handling media and public inquiries regarding AICUZ.

Assist the installation commander with AICUZ as otherwise designated.

**1.3.5.10. MAJCOM Air Traffic Control Office (ATCO).** Will accomplish the following actions at each installation:

- Update any navigation aid changes.
- Update any standard approaches or departures.
- Update any standard local patterns.
- Provide this information to the Base CE.

**1.3.6. Phase II - Data Review and Validation.** MAJCOM/CE and Base CE review updated Phase I data at least every 2 years or as part of the EIAP evaluation of a proposed aircraft operational or maintenance change, mission realignment, or mission basing, whichever occurs first. If, after reviewing operational and maintenance data, the MAJCOM/CE determines (from AICUZ Handbook guidelines) that rerun of the AICUZ noise contours is warranted, the MAJCOM/CE proceeds with Phase III.

**1.3.7. Phase III - AICUZ Maps Preparation.** After the MAJCOM/CE certifies the updated aircraft operational and maintenance data is accurate, and map preparers produce noise contours in draft form, the MAJCOM/CE determines the need for the public release of an updated AICUZ study. MAJCOM/CE establishes and maintains coordination throughout the process with AFCEE/DG. The map preparers provide copies of the completed maps, including data input, program output, camera-ready contour overlays and computer generated drawing files on disk for reproduction to the MAJCOM/CE, AFCEE/DG, and the installation. If required, AFCEE/DG forwards technical guidance to the MAJCOM/CE for conducting Phase IV.

**1.3.8. Phase IV - Preparation of Full AICUZ Study Update or Page Insert Amendment and Implementation and Maintenance Plan.** MAJCOM/CE prepares and coordinates the AICUZ study update or amendment and the AICUZ Implementation and Maintenance Plan (IMP). MAJCOM/CE processes AICUZ study documents according to the AICUZ Handbook and any additional technical guidance that AFCEE/DG issues after the MAJCOM has completed Phase III. MAJCOM/CE approves these documents after the MAJCOM accomplishes the technical review. The MAJCOM/CE provides a copy of all approval documentation to AFCEE/DG. MAJCOM/PA and JA assist in preparing the AICUZ IMP. Other staff offices assist in preparing the study or amendment as needed.

**1.3.9. Phase V - AICUZ Study or Amendment Public Release:**

1.3.9.1. MAJCOM/CE approves and ensures release of the AICUZ study or amendment in a public meeting and immediately informs AFCEE/DG of AICUZ approvals as well as the planned AICUZ public release date. MAJCOM/CE, Operations, PA, and JA assist with public releases. For unique cases such as a minor amendment to a recent full AICUZ study update, MAJCOM/CE may consider waiving the public meeting requirement (In such cases, MAJCOM/CE shall immediately inform AFCEE/DG and provide AFCEE/DG related documentation). However, the MAJCOM/CE sends copies of the study to all parties typically invited to the public release meeting, or who have reviewed a previous study or update. Prior to public release, MAJCOM/CE provides sufficient copies of the AICUZ study to AFCEE/DG, appropriate AFCEE RCO, and HQ USAF/CEV. Immediately following the public release, MAJCOM/CE provides copies of the AICUZ study to the affected state SPOC(s) or other pertinent state and local agencies designated under the state process.

1.3.9.2. Appropriate AFCEE RCO distributes the study or amendment (provided by MAJCOM/CE) to appropriate federal regional officials after public release.

1.3.9.3. HQ USAF/CEV coordinates with and distributes the study or amendment (provided by MAJCOM/CE) to federal agency officials and congressional officials in Washington, D.C. HQ USAF/CEV conducts congressional coordination through the Secretary of the Air Force, Office of Legislative Liaison, prior to the public release meeting.

1.3.9.4. MAJCOM/CE will maintain a copy of the AICUZ map and a copy of the AICUZ study in each installation Housing Referral Office so Air Force personnel seeking offbase housing have the opportunity to review noise and accident potential effects on adjacent land areas.

#### **1.3.10. Phase VI - AICUZ Implementation and Maintenance:**

**1.3.10.1. General.** The success of the AICUZ program depends on local government acceptance as well as actions by private individuals and other agency officials. Local officials must understand the AICUZ program, in order to effectively implement AICUZ. MAJCOM/CE encourages increased public understanding through a continuous flow of public information from the installation and by Air Force installation participation in interagency and intergovernmental coordination and planning processes at the local, areawide, state, federal regional, and federal headquarters levels.

1.3.10.2. MAJCOM/CE accomplishes the following actions at each installation with an AICUZ requirement:

- Monitor development plans, programs, and projects that may affect land use within the AICUZ.
- Inform local and regional officials and the public of AICUZ considerations and take formal positions (in writing and through testimony at meetings or hearings) as required.
- Participate in local government land use planning and control meetings (boards, commissions, and council).
- Notify the higher headquarters AICUZ staff within 1 workday of any offbase proposal or action that would result in incompatible land use according to the AICUZ study or amendment.
- Review AICUZ data as part of EIAP evaluation or at least once every 2 years.
- Conduct all public AICUZ matters according to AFI 35-202, *Environmental Matters* (formerly AFR 190-1).
- Ensure that all AICUZ presentations and appearances by Air Force personnel are conducted according to HQ USAF/CEV policy and guidance (approval from AFLSA/JACE for such presentations and appearances [per AFI 51-301, *Civil Litigation*, formerly AFRs 110-5, 110-10, and 110-24] is not required). The legal and public affairs offices must be advised of all proposed AICUZ presentations and appearances.
- Keep higher headquarters informed of all significant AICUZ events, including planned off-base developments within the AICUZ area (above the DNL 65 contour and within the APZs).
- Advise the installation legal office (per AFI 51-301) and higher headquarters if an AICUZ study or amendment is, or may become, the subject of a court suit.
- Keep complete AICUZ files according to AFMAN 37-139.



- Ensure that AICUZ activities are managed and maintained on a continuing basis and in a timely manner with emphasis on monitoring aircraft operational and maintenance proposals and actions; monitoring offbase land development proposals and actions; and ensuring current, accurate AICUZ studies.
- Provide advance general notice to local jurisdictions of potential changes to the AICUZ study and the affected areas.
- Identify and publicly discuss potential land use conflicts with the local community; and provide effective inputs to local authorities, private developers, and the public in their land use deliberations and approval processes.
- Assist installations as required and keep HQ USAF/CEV, AFCEE/DG and the appropriate AFCEE RCO informed of all significant AICUZ program events (provide in a timely manner all relevant data and information to AFCEE/DG in support of AFCEE/DG responsibilities described in paragraph [1.3.3.2.](#)), and conduct the Biennial AICUZ Status Survey, when called by AFCEE/DG.

## Chapter 2

### TECHNICAL CRITERIA

**2.1. General.** The AICUZ area of influence for each installation consists of:

- Land areas on which certain uses may obstruct the airspace or otherwise be hazardous to aircraft operations.
- Land areas exposed to aircraft operations that affect public health, safety, or welfare, defined as being within the A-Weighted, DNL 65 dB (Community Noise Equivalent Level [CNEL] 60 dB in California) noise contour.
- Land areas within clear zones and accident potential zones of an Air Force base with active runways.

**2.2. Height of Obstructions.** AICUZ study preparers (see paragraph 1.3.4.3.) use the land area and height restrictions explained in AFI 32-1026, *Planning and Design of Airfields* (formerly AFR 86-14), for determining airspace obstructions. The Federal Aviation Administration's 14 CFR, FAR Part 77, Subpart C establishes standards for determining obstructions in navigable airspace.

**2.3. Accident Potential.** DoD Instruction 4165.57 is the basis for determining clear zones (CZ) and accident potential zones (APZ) which are described in the AICUZ Handbook.

**2.4. Noise.** AICUZ study preparers develop noise contours by using aircraft operational, maintenance, and other required data from the installations. The contours represent DNL which are symbolized mathematically as Ldn (Ldn 65 dB, Ldn 75 dB etc.). AICUZ study preparers plot contours for DNLs of 65, 70, 75 and 80-plus dBs for AICUZ maps. MAJCOM/CE conducts technical review and approval before public release of individual maps (AFCEE/DG provides technical review, as requested). MAJCOM/CE immediately informs AFCEE/DG regarding the release of individual AICUZ maps, and provides related documentation to AFCEE/DG. If requested by local communities, AICUZ study preparers plot the CNEL contours for California installations (including the CNEL 60 dB contour) and submit them to local officials, per state requirements. For California, the installation AICUZ study preparers include CNEL noise contours in addition to DNL contours. Noise contour preparers develop maps with the DNL 85-plus dB contour only for the EIAP and on-base siting use. AICUZ studies do not contain DNL 85-plus dB noise contours.

**2.5. Land Use Compatibility Guidelines.** Land use compatibility guidelines (AICUZ Handbook, volume I,) cover both on-base and offbase land use. Other federal agencies further define these guidelines in the following publications:

- *Community Noise Exposure Resulting from Aircraft Operations: Application Guide for Predictive Procedure*, AMRL-TR-73-105, NOV 1974.
- *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with Margin of Safety*, EPA Report 550/9 - 74 - 004, MAR 1974.
- *Guidelines for Considering Noise in Land Use Planning and Control*, Federal Interagency Committee on Urban Noise, June 1980, U.S. Government Printing Office: 1981-337-066/8071.

## Chapter 3

### AICUZ STUDIES AND UPDATING

#### 3.1. AICUZ Study:

3.1.1. MAJCOM/CE prepares, releases, and maintains AICUZ studies for each installation and auxiliary airfield with active runways. The AICUZ study defines and maps aircraft noise contours, runway clear zones, and accident potential zones around the installation. After technical review, MAJCOM/CE approves exemptions where the AICUZ does not extend beyond installation boundaries or where there are less than 10 jet or 25 propeller-driven aircraft operations on a runway on an average busy day. MAJCOM/CE shall immediately inform AFCEE/DG and provide all exemption correspondence to AFCEE/DG. MAJCOM/CE evaluates all operations including those on secondary runways.

3.1.2. Typically, an AICUZ study reflects aircraft operations as currently flown at an installation. Under certain circumstances, in cooperation with local communities and with approval from MAJCOM/CE, AICUZ study preparers may substitute projected contours based upon unclassified long range plans for future aircraft operations, for contours reflecting current operations in AICUZ studies. MAJCOM/CE provides a copy of MAJCOM approval documentation to AFCEE/DG. However, MAJCOM/CE may not release such projected contours as part of an AICUZ study, if these contours represent projected aircraft operations in an unreleased EIAP document. In such cases, MAJCOM/CE will release AICUZ studies reflecting proposed EIAP actions after, but within 120 days of public announcement of a final decision to implement a proposed change for which the Air Force has either made an Environmental Assessment Finding of No Significant Impact (FONSI), or has filed a final Environmental Impact Statement Record of Decision (EIS ROD) with the EPA.

3.1.3. An AICUZ study contains specific land use compatibility recommendations based on an analysis of the relationships between aircraft operational effects and existing land use, existing and proposed zoning, and planned or anticipated land use. AICUZ study preparers map and discuss existing and future compatible and incompatible land uses. They develop the AICUZ study according to the AICUZ Handbook. MAJCOM/CE reviews and approves the AICUZ study. MAJCOM/CE provides a copy of approval documentation to AFCEE/DG. An AICUZ study contains the following elements:

#### Volume I

1. Signed and dated transmittal letter.
2. Introduction to AICUZ; Purpose, need, process and procedure.
3. Installation description (mission, economic impact, and flying activity).
4. Brief description of the basis for land use compatibility/incompatibility.
  - a. Accident potential.
  - b. Noise.
  - c. Height restrictions.
  - d. Any additional local considerations.

5. Recommendations/guidelines for determining compatible land (land use compatibility tables and text).
6. Land use analysis.
  - a. Existing land use.
  - b. Zoning and any other ongoing implementation actions.
  - c. Future land use.
  - d. Incompatible development.
7. Maps with appropriate narrative.
  - a. Vicinity map.
  - b. Flight tracks map.
  - c. Separate accident potential zones map (optional).
  - d. Separate noise contour map (optional).
  - e. Composite AICUZ map (combined noise contour and accident zone map, 7c combined with 7d).
  - f. Existing offbase land use overlaid on 7e map.
  - g. Existing offbase zoning overlaid on 7e map.
  - h. Future offbase land use overlaid on 7e map.
8. Implementation and maintenance responsibilities.
9. Installation points of contact.

## **Volume II**

1. AICUZ concept, program, methodology and policies.
2. Accident potential zones.
3. Description of the noise environment.
4. Height and obstruction criteria.
5. Noise level reduction guidelines.
6. Sample population density guidelines.

## **Volume III**

1. AICUZ implementation and maintenance plan (internal use only).
2. Citizens brochure (optional).

***Note: The AICUZ Handbook, volume III, contains formats for AICUZ studies as well as AICUZ page insert amendments.***

### **3.2. AICUZ Study Updating:**

3.2.1. For proposed actions, such as major operational or maintenance modifications, mission realignments, or mission basings, the MAJCOM/CE reviews AICUZ aircraft operational and maintenance data as part of the EIAP, according to AFD 32-70, AFI 32-7061, AFI 13-201, and AFI 13-213.

3.2.2. MAJCOM/CE initiates AICUZ evaluation when the need for an Environmental Assessment (EA) or the Draft Environmental Impact Statement (DEIS) becomes known or at least every 2 years.

3.2.3. MAJCOM/CE determines if the proposed action will require AICUZ updating action. MAJCOM/CE makes this determination prior to either making a FONSI or making a DEIS available for public comment.

3.2.4. MAJCOM/CE could require AICUZ updating action even if a proposed action does not constitute a major federal action requiring EIAP or there is a finding of no significant impact on the physical or human environment under the National Environmental Policy Act (i.e., if noise contours become smaller, etc.).

3.2.5. MAJCOM/CE initiates AICUZ updating actions if the noise exposure map for aircraft operations changes by DNL 2 dB or more in any noise sensitive areas from the noise contour map in the last publicly released AICUZ study. Either individual or cumulative mission/operations changes may cause noise exposure map changes, and may be in regard to existing operations or operations proposed in EIAP documentation.

3.2.6. AICUZ study updating is not required if:

- MAJCOM/CE determines that the specific situation does not warrant an update (MAJCOM/CE immediately informs AFCEE/DG and supplies related documentation).
- The local community has adopted the AICUZ study and the applicable zoning ordinances in effect meet the recommended compatible land uses for the reduced or expanded AICUZ. MAJCOM/CE must clearly document local government acceptance, with an airport comprehensive land use plan, general land use plan, zoning ordinance and/or zoning map. MAJCOM/CE approves this exemption to the AICUZ requirement. MAJCOM/CE immediately informs AFCEE/DG and supplies related documentation. Where the MAJCOM/CE has issued an exemption, the MAJCOM/CE forwards a new map of the AICUZ to the lead local planning agency and specific federal agencies (FAA, HUD, VA, and FmHA). The lead planning agency should have a written request on file with the Base CE for maintaining the existing AICUZ study. MAJCOM/CE should make the new map an attachment to the existing AICUZ study.

3.2.7. For AICUZ study updates or amendments reflecting an approved action, MAJCOM/CE must provide public release of the study after, but within 120 days, of the public announcement of a final decision to implement a proposed action for which the Air Force either has made a FONSI, or has filed an EIS ROD with the EPA. Where no EIAP has taken place, public release of an AICUZ must occur within 120 days of the determination that AICUZ updating is required.

3.2.8. An AICUZ update includes an installation commander-signed and dated transmittal letter to the governments and citizens of the local communities. It describes the changes, tells why they were made, and includes either a completely revised AICUZ document, or an AICUZ amendment consisting of revised pages for insertion into the last publicly released AICUZ study. The AICUZ Handbook contains guidance on the applicable situations.

3.2.9. MAJCOM/CE approves each AICUZ update before public release. The MAJCOM/CE shall provide a copy of all approval documentation to AFCEE/DG.

### **3.3. Joint/Dual-Use Installations:**

3.3.1. AICUZ requirements also apply to Air Force-owned runways, taxiways, and other necessary facilities where non-Air Force aircraft operations are conducted (joint-use). MAJCOM/CE should include each operation in the AICUZ study.

3.3.2. Where the Air Force operates a major air installation as part of an arrangement in which the Air Force does not own or operate the runways (dual-use), MAJCOM/CE develops and submits a noise contour map (including both military and civil operations) to the airfield operator with a request that the airfield operator prepare and publish an AICUZ study or equivalent for the installation. If the airfield operator does not agree, the MAJCOM/CE turns over all AICUZ materials to the airfield operator and refers all land use compatibility matters to the airfield operator. The Air Force assists as required.

3.3.3. If an Air Force unit is located on a non-Air Force-owned or -operated airfield, the MAJCOM/CE must inform the airfield operators of the AICUZ program and suggest the airfield operator prepare an AICUZ study or equivalent.

### **3.4. Land Use Compatibility Study:**

3.4.1. MAJCOM/CE will conduct reviews every 2 years to assess in detail the local government adoption of the most recent AICUZ study recommendations. The review contains a thorough analysis of the successes, actions and policies by local communities to implement the AICUZ study recommendations. This review includes a review and synopsis of all affected local government comprehensive land use plans, development plans, zoning plans, zoning maps, and ordinances at a minimum. It also includes transportation plans, subdivision plots, and other proposals within the airfield environs pertinent to the AICUZ study. The evaluation includes variances, and other zoning actions allowing conditional uses. MAJCOM/CE reports the results of this evaluation to AFCEE/DG (with a copy to HQ USAF/CEV) in the Biennial AICUZ Status Survey called by AFCEE/DG (the AICUZ Handbook, volume I, provides details regarding the Biennial AICUZ Status Survey).

## Chapter 4

### REAL PROPERTY INTEREST ACQUISITION

**4.1. General Information.** MAJCOM/CE must acquire real property interest over all property within the clear zone. MAJCOM/CE determines exceptions to clear zone boundaries. The only real property interests acquired are those necessary to prevent incompatible land use in the end-of-runway clear zone (except at certain dual-use installations that are exempt from the clear zone acquisition program [see paragraph 3.3. ]). MAJCOM/CE is responsible for identifying private lands within the clear zone, for determining the real property interest to be acquired, and funding acquisitions through programming avenues. MAJCOM/CE acquires all real property interests in accordance with AFI 32-9001, *Acquisition of Real Property* (formerly AFRs 87-1 and 87-19). The AICUZ Handbook further describes clear zones. MAJCOM/CE immediately informs AFCEE/DG concerning all actions under this chapter.

## Chapter 5

### HOW AICUZ APPLIES TO AIR FORCE LAND AND FACILITIES

**5.1. General Information.** New Air Force facility sitings, construction, and land use designations must be consistent with the published AICUZ land use compatibility guidelines and height restrictions for that installation (AICUZ Handbook, volume I).

#### **5.2. Land Use in the Clear Zone (CZ):**

5.2.1. Existing Air Force facilities and land uses may continue in the CZ; however, the MAJCOM/CE will program replacement facilities as part of the normal planning and programming process and site such replacement facilities outside the CZ. MAJCOM/CE should relocate people-intensive facilities and facilities for other than flight operations outside the clear zone where possible. Navigational aids and essential operational requirements are exceptions which, because of their functions, are located in the CZ for optimum performance. MAJCOM/CE must approve alteration, minor additions, or improvements of facilities in the CZ. MAJCOM/CE must observe a 3,000 foot wide minimum clear zone for new construction of proposed Air Force facilities regardless of the established clear zone dimensions or existing facilities. MAJCOM/CE must receive full justification for and approve any reduction to this restriction.

5.2.2. The Air Force (or others under Air Force permit) must not plan, locate, or construct a new use or facility within the boundaries of the CZ except for the following allowed uses:

- Agriculture, with the exception of orchards (trees), grains, or other crops or vegetation that unnecessarily attract birds or wildlife.
- Livestock grazing (excluding feed and dairy lots).
- Permanent open space.
- Existing or new water areas, provided they do not create bird strike hazards.
- Rights-of way for single track railroads and fenced, two-lane highways without sidewalks or bicycle trails, provided they do not violate obstacle clearance criteria.
- Rights-of-way for communications and utilities provided all facilities are at grade level or underground.
- Essential navigation aids and operational facilities, provided there are no feasible alternatives (MAJCOM/CE approval is required).
- *Note: Refer to AFI 32-1026, for additional guidance on appropriate land uses within clear zones.*

#### **5.2.3. The following uses are specifically prohibited within the CZ:**

- A use that releases any substance into the air that would impair visibility or otherwise interfere with operating aircraft, such as, but not limited to, steam, dust, and smoke.
- A use that produces electrical emissions, which would interfere with aircraft and Air Force communications or navigational aid systems, or aircraft navigational equipment.
- A use that produces light emissions either direct or indirect (reflective) which might interfere with pilot vision.



- A use that would unnecessarily attract birds or waterfowl such as, but not limited to, operation of sanitary landfills, maintenance of feeding stations, or growing certain types of crops or vegetation.
- Explosives facilities or activities must be excluded from the CZ as described in AFI 91-201, *Explosive Safety Standards* (formerly AFR 127-100).

5.2.4. Consistent with applicable historic preservation requirements, MAJCOM/CE must demolish or relocate buildings on newly acquired fee land within the CZ and must ensure the rubble is removed. MAJCOM/CE easement acquisitions must conform to the estate acquired. Through programming avenues, the MAJCOM/CE is responsible for any further relocation of above ground utilities, fencing, and any grading or seeding. In addition, the MAJCOM/CE determines what is done with roads and sidewalks that terminate in the acquired area.

**5.3. Forms Prescribed.** AF Form 3997, **General Airfield Data**; AF Form 3998, **Specific Noise Sensitive Locations**; AF Form 3999, **Based Aircraft Operations**; AF Form 4000, **Transient Aircraft Operations**; AF Form 4002, **Flight Track Inventory for Runway \_\_\_\_\_**; AF Form 4001, **Flight Track and Profile**; AF Form 4003, **Ground Runup Locations**; AF Form 4004, **Engine Ground Runup Summary**.

JAMES E. McCARTHY,, Maj General, USAF  
The Civil Engineer

**Attachment 1****IC 98-1 TO AFI 32-7063, AIR INSTALLATION COMPATIBLE USE ZONE PROGRAM****1 OCTOBER 1998****SUMMARY OF REVISIONS**

- | This interim change (IC) 98-1 prescribes new AF Forms 3997, 3998, 3999, 4000, 4001, 4002, 4003, and 4004. These forms are illustrated in AFH 32-7084, AICUZ Program Manager's Guide.
- | Forms Prescribed. AF Form 3997, **General Airfield Data**; AF Form 3998, **Specific Noise Sensitive Locations**; AF Form 3999, **Based Aircraft Operations**; AF Form 4000, **Transient Aircraft Operations**; AF Form 4002, **Flight Track Inventory for Runway \_\_\_\_\_**; AF Form 4001, **Flight Track and Profile**; AF Form 4003, **Ground Runup Locations**; AF Form 4004, **Engine Ground Runup Summary**.